

April 1, 2024 Planning Commission Minutes

Chairman Aaron Schrum called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, April 1, 2024. Notice of the meeting was given in advance thereof by publication or posting said forms of notice being designated methods for giving notice, an affidavit of publication or a certification of posting being attached to these minutes.

The agenda packets were distributed to the Chair and Board Members on Friday, February 2, 2024. Meetings are open to the public. Chairman Schrum announced a copy of the open meetings law, which is posted continually for public inspection on the wall in the Council Chambers/Library.

The following answered roll call: Bryan Therkildsen, Aaron Schrum, Eric Herbert, Nate Dougherty, and Tony Knight

The February 5, 2024 minutes were presented. Member Herbert made a motion to approve the minutes with the amendment. Member Dougherty seconded the motion with the. With members Knight, Therkildsen, Schrum, Herbert, and Dougherty voting "Aye", motion carried.

New Business:

Lucas Billesbach, Jeff Ray, and Mike Rooks discussed Annexation, Zoning, Future Land Use, and a Housing Study. The FLU map has not been updated since the Comprehensive Plan in 2017. Jeff said it is important to look at where growth is needed, and wanted, for commercial and industrial uses. Mike Rooks spoke about the different small business opportunities for Fort Calhoun and said we need to look at how we want to grow and what we want for our future. Deb Sutherland, Community Development Administrator, explained the need for housing, especially townhomes for older individuals looking to downsize. She also discussed the desire for businesses in town, especially daycare. The city receives many calls about businesses wanting to come in but not having a building or land available. Bill Rathjen, 6188 Hwy 75, asked, as a property owner of many acres north of town, questions regarding his property and annexation.

Member Herbert made a motion seconded by member Therkildsen to recommend to council to move forward with a housing study. With members Herbert, Knight, Therkildsen, Dougherty, and Schrum voting "Aye", motion carried.

Member Knight made a motion seconded by member Therkildsen to recommend to council to move forward with the process to update the Future Land Use map. With members Schrum, Herbert, Knight, Therkildsen, and Dougherty voting "Aye", motion carried.

Permits: Chairman Schrum noted the permits issued in February and March were reviewed.

Total Issued Permits = 8

Building – Other = 2; Building – New S/F Res. = 1; Mechanical = 3; Plumbing = 1; Other = 1

With no further business coming before the commission, the meeting adjourned at 8:11 P.M.

Attest: Alicia Koziol
City Clerk